

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

APRIL 8, 2010 (6:30PM)

AGENDA

Call Re-reconvened meeting to order

Proof Notice 2/25/10

Counting of ballots by Inspector of Elections (Al Beyerley and/or Cathy Leyva)

Announcement of results

Adjournment

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 4.7% below budget

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Slab leak; Clarification of responsibility & insurance & possible reimbursement (Craig)
- Tankless water heater (Nathan) 2/11/10
- List of dry rot repair for Sea View: none at this time
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, engineers, City inspector, etc. (removed lint around dryer vent outlets)
To date: Ehlen \$3,033+; Seaview \$1,690+; Earth Systems \$12,709+; Kimble Plumb \$1,232+
Per Ehlen, plans being drawn, to be submitted to City week of 4/8/10
- Gates – separate system for pool, exercise, and entry
- Owners only policy – See letter from #253

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Fumigation? 7630 in 99; 7606 in 5/00; 7634 in 5/01; 7620 in 7/02; 7632 in 5/03; 7602 in 6/04; 7610 in 9/04; 7636 in 5/07; 7624 in 5/08;
- FHA loan approval? Would require fidelity ins coverage to increase to \$1.1M (approx more \$1.5K/yr)
- #219 owner concerned with large euc tree nearby; bids
- Recording liens
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 8 units
- Foreclosure / Trustee Sale #213 on 3/15/10

8. ADJOURNMENT (Scheduled meeting – Next Meeting on 5/13/10 @ 6:30PM)

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